

CITY OF CORAL GABLES MEMORANDUM
FROM THE OFFICE OF
COMMISSIONER PATRICIA KEON

TO: Mayor, Vice Mayor and Commissioners

City Manager, Peter Iglesias

City Attorney, Miriam Ramos

Planning Director Ramon Trias

FROM: Commissioner Patricia Keon

Date: February 16, 2021

Subject: Alternative Proposal for Zoning Changes to Miracle Mile

We have heard from many resident concerns about development height and scale over the past few months. In response to these concerns below is my alternative proposal for Miracle Mile that I would like to discuss at the upcoming Sunshine meeting on this subject.

- Limit building to 4 stories.
- Do not limit height but maintain the already allowable Floor Area Ratio (FAR), including Mediterranean Bonuses.
- Retain the required 15ft minimum first floor minimal requirement for high quality ground floor retail. If height were limited the remaining stories would only allow for 8 ft ceilings. High quality residential and commercial units are recommended at 10 to 12ft ceiling heights.
- No required setbacks or step backs
- Allow for activated roof top amenities with design and setbacks to be determined.
- Prohibit parking platforms or garages on the Mile as there is no good access to these elements.
- Mandate remote parking.

Commissioner Mena has stated all the rationale related to similar alternative proposals.

I want Miracle Mile to be a thriving retail and restaurant destination. It is not a museum piece-it is a living and important part of our City. But it is ailing and, in many cases, failing economically. We can create an environment that can restore its health and preserve the unique character of our signature downtown. Unfortunately, that will never happen if politics and polarization prevail over planning and good public policy. We must have the collective vision and courage to do so.

Commissioner Keon